

3. EXISTING CONDITIONS AND CHARACTER



Summary and Analysis of Existing Conditions

The existing physical state of Kennedy Street presents many conditions which are a solid foundation upon which to develop a revitalization strategy. Chief among them are a stable and diverse residential housing stock, a wide variety of building types, lot sizes, and uses, many areas with broad sidewalks, a fine-grained neighborhood scale, and connections to major district-wide thoroughfares.

This chapter will present and analyze existing land use, zoning, parking, and vacancies. It will also outline the fundamental elements which define the character of the corridor. To address these more specifically, three scales of assessment are discussed – the buildings, the blocks, and the corridor as a whole.

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EXISTING LAND USE

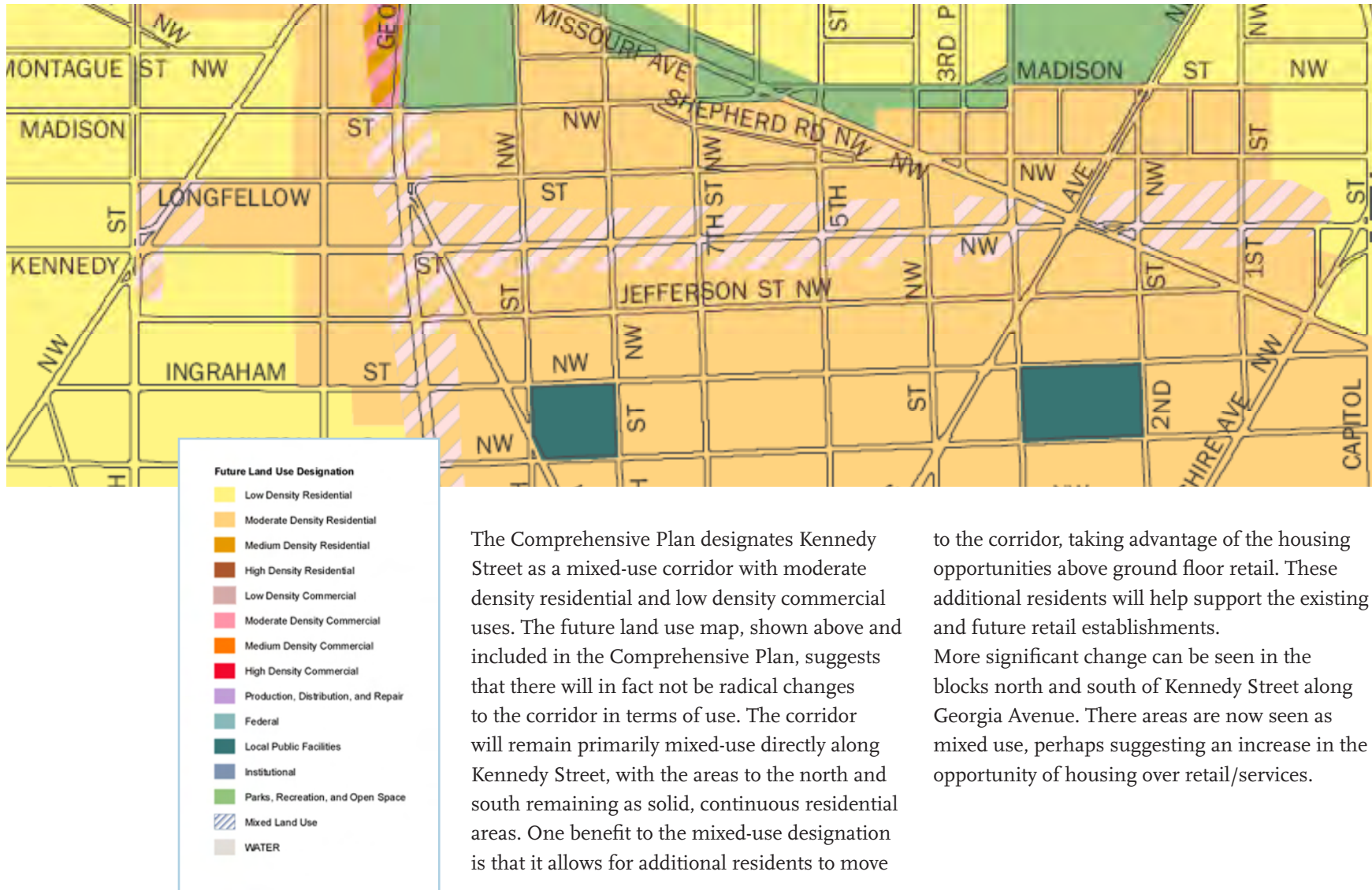


Kennedy Street has many buildings which currently contain a mix of uses, such as residential units over a retail store.

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FUTURE LAND USE



The Comprehensive Plan designates Kennedy Street as a mixed-use corridor with moderate density residential and low density commercial uses. The future land use map, shown above and included in the Comprehensive Plan, suggests that there will in fact not be radical changes to the corridor in terms of use. The corridor will remain primarily mixed-use directly along Kennedy Street, with the areas to the north and south remaining as solid, continuous residential areas. One benefit to the mixed-use designation is that it allows for additional residents to move

to the corridor, taking advantage of the housing opportunities above ground floor retail. These additional residents will help support the existing and future retail establishments.

More significant change can be seen in the blocks north and south of Kennedy Street along Georgia Avenue. There areas are now seen as mixed use, perhaps suggesting an increase in the opportunity of housing over retail/services.

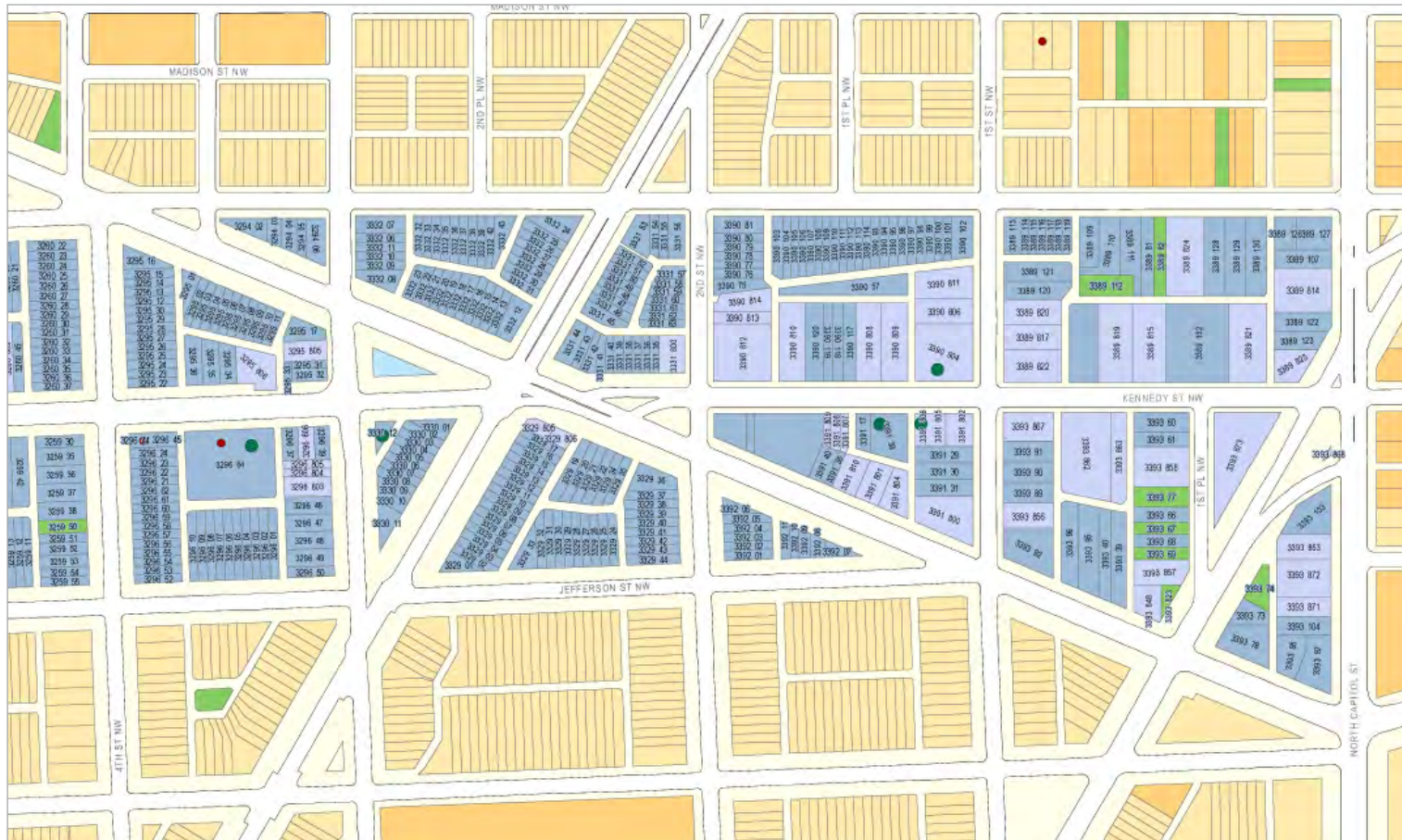
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VACANCY



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While this may lead to greater challenges in redeveloping adjacent parcels, a focus on infill, rehabilitation, and storefront improvements can collectively improve the image and vitality of the corridor.

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ZONING



Virtually every property directly along the Kennedy Street corridor is zoned as C-2-A, with the notable exception of the intersection at 4th Street. At 4th street, the R-3 designation extends to include the residential properties whose sides face onto Kennedy Street. The surrounding neighborhood is a mixture of residential zones, including R-4, R-1-B, and R-5-A. Several large

open spaces to the north of the corridor are designated GOV.

According to the DC Office of Zoning, C-2-A permits matter-of-right low density development, including office, retail, and all kinds of residential uses to a maximum lot occupancy of 60% for residential use, a maximum FAR of 2.5 for resi-

dential use and 1.5 FAR for other permitted uses, and a maximum height of fifty (50) feet. The existing context is primarily one- and two-story commercial and residential structures but several new buildings along the corridor are reflecting the matter-of-right dimensions in their massing. The C-2-A also extends along Georgia Avenue for several blocks north and south of Kennedy Street.

WHAT IS FAR?

- **FAR** is an abbreviation for Floor-Area Ratio and is a method of determining the density of a site. It is determined by taking the total area of a building and dividing it by the total area of the land.
- If your building is 5,000 square feet and your lot is 5,000 square feet, then your FAR is 1.0.
- If your building is 10,000 square feet and your lot is 5,000 square feet, then your FAR is 2.0.

Although the Kennedy Street Revitalization Plan does not propose a change to the existing zoning designation, it does provide guidance in chapter 7 for focusing infill development within specific opportunity areas and encouraging new construction's compatibility with the plan's principles for physical appearance and land use.

The Comprehensive Plan called for the District to comprehensively review its zoning regulations, which were first written in 1958. Over the past fifty years, the regulations have been regularly amended and interpreted by the Zoning Commission. However, the lack of a comprehensive review and revision has left parts of the code outdated and much of the code difficult to use. The Office of Planning is responsible for completing this project, which kicked off in November 2007. To guide this effort, OP formed a citizen task-force and beginning in January 2008 there will be opportunities for the public to participate in the process of updating the zoning code.

After the zoning rewrite process concludes, and recommendations are formalized, existing zones could possibly be updated. This plan will provide guidance and direction to the development of new zones, if applicable to the Kennedy Street corridor.

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EXISTING CONDITIONS ALONG KENNEDY

